

**HISTORIC LANDMARK COMMISSION
JUNE 22, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0347
1602 ALTA VISTA AVENUE**

PROPOSAL

Demolish a ca. 1929 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame bungalow with a partial-width, front-gabled independent porch on square wood posts; single and paired 1:1 fenestration; Craftsman-style entry door; synthetic siding.

RESEARCH

The house was built in 1929. The first owners and occupants were Edwin P. and Gertrude Schulze, who lived here until around 1932. Edwin P. Schulze was a native of the Wendish community of Serbin, in Lee County, Texas. He grew up on a farm, and while living in Austin, worked as a truck driver for a bakery, the manager of a bakery and café, and a salesman. The house was a rental unit until around 1946, when it was purchased by cabinetmaker William C. Baker, and his wife, Evelyn, who lived here until around 1948.

Frank and Alice Mosteller purchased the house around 1948 and lived here for the rest of their lives. Frank Mosteller was a salesman, for the Fuller Brush Company, a door-to-door sales outfit that sold brushes and other cleaning supplies, and later for Electrolux vacuums.

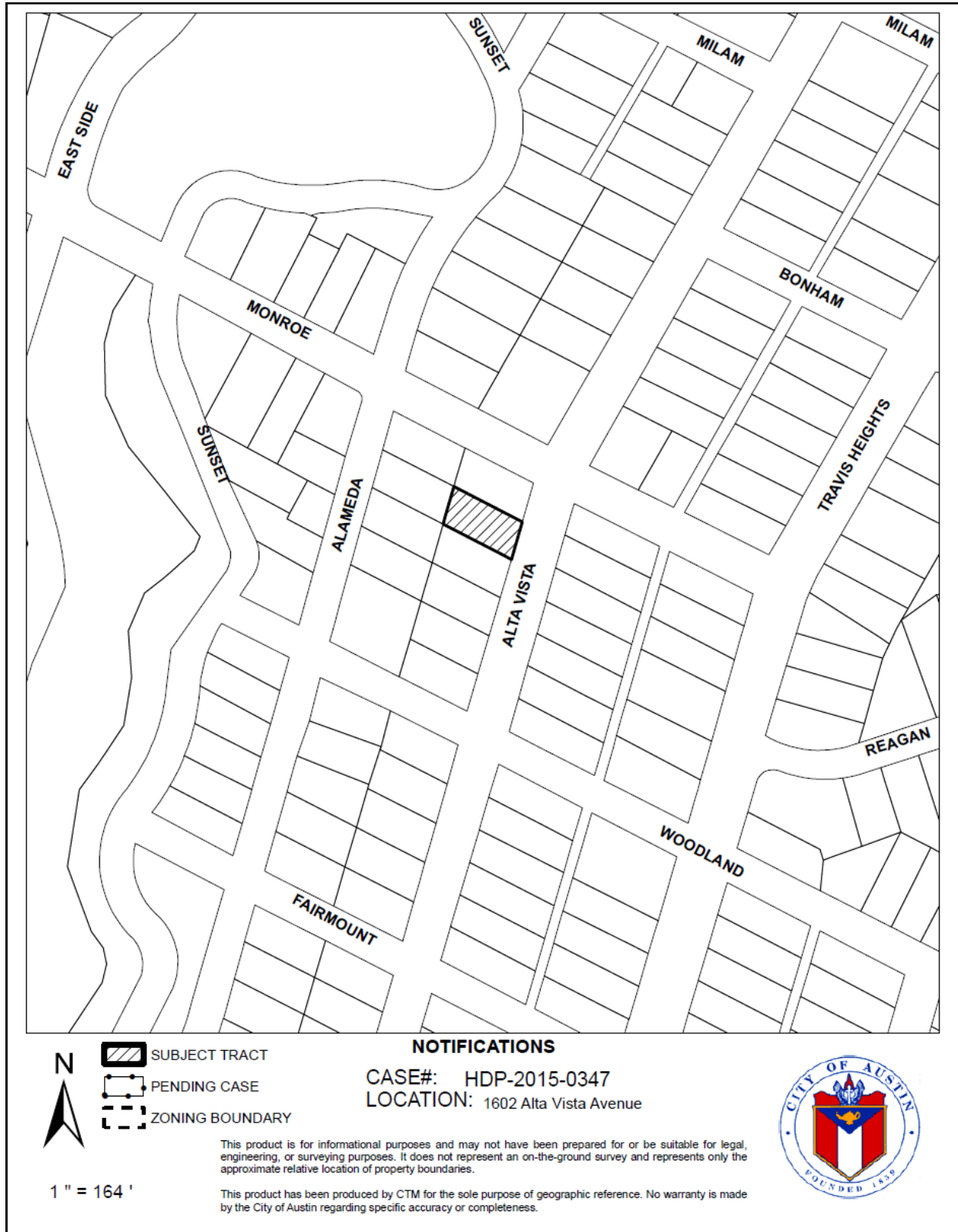
STAFF COMMENTS

The house is beyond the bounds of any City survey.

STAFF RECOMMENDATION

Release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house lacks sufficient historical and architectural significance to warrant individual designation as a historic landmark, and the applicant has investigated alternatives to demolition, but there is a high level of deterioration in the house that makes rehabilitation too costly to be practical.

LOCATION MAP



1602 Alta Vista Avenue
ca. 1929



OCCUPANCY HISTORY
1602 Alta Vista Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
May, 2015

1992	Frank B. and Alice W. Mosteller, owners Retired
1985-86	Frank B. and Alice W. Mosteller, owners Driver, Coca-Cola Bottling Company (not listed in the directory)
1981	Frank B. and Alice W. Mosteller, owners Salesman, Electrolux, vacuum cleaners, 1113 S. Congress Avenue.
1977	Frank B. and Alice W. Mosteller, owners Salesman, Electrolux, vacuum cleaners, 1113 S. Congress Avenue.
1973	Frank B. and Alice W. Mosteller, owners Salesman, Electrolux, vacuum cleaners, 1323 S. Congress Avenue.
1968	Frank B. and Alice W. Mosteller, owners Salesman, Electrolux, vacuum cleaners, 1413 S. Congress Avenue.
1962	Frank B. and Alice W. Mosteller, owners Salesman, Fuller Brush Company (not listed in the directory)

- 1959 Frank B. and Alice W. Mosteller, owners
Salesman, Fuller Brush Company (not listed in the directory)
- 1955 Frank B. and Alice W. Mosteller, owners
Salesman, Fuller Brush Company (not listed in the directory)
- 1952 Frank B. and Alice W. Mosteller, owners
Salesman (no place of employment listed)
- 1949 Frank B. and Alice W. Mosteller, owners
Salesman
- 1947 William C. and Evelyn Baker, owners
Cabinetmaker
NOTE: Frank B. and Alice Mosteller are listed at 1909 S. Congress Avenue; he was the manager of Lockhart Creamery No. 1, dairy and convenience store, 906 Congress Avenue.
- 1944-45 Julius H. and Queen E. Schmidt, renters
Branch manager, HEB, grocery stores (multiple locations)
- 1941 George F. and Eva Marie Martin, renters
Directory representative, Southwestern Bell Telephone Company.
- 1939 Thomas M. and Ruth L. Neill, renters
Division manager, Thomson Motor Company Dodge and Plymouth cars, 201-03 W. 5th Street.
- 1937 Edgar L. and Stella Harz, renters
Accountant
- Bryan W. and Beulah Morris, renters
Book-keeper, Armacost Pontiac, 2nd and Colorado Streets.
- 1935 Vacant
- 1932-33 Orville E. and Ludy Eckhoff, renters
Representative
NOTE: Edward [sic] and Gertrude Schulze are listed at 2609 E. 2nd Street; he was a truck driver for Parker's Bakery, 111 W. 6th Street.
- 1930-31 Edwin P. and Gertrude Schulze, owners
Salesman
- 1929 The address is not listed in the directory.
NOTE: Edwin Schulze (Gertrude is not listed) was the manager of the American Bakery and Café, 1006 Congress Avenue; he lived at 205 W. 15th Street.

BIOGRAPHICAL NOTES

Edwin and Gertrude Schulze (ca. 1929 – ca. 1931)

Edwin P. and Gertrude Schulze appear in the 1930 U.S. Census as the owners of this house, which was worth \$5,000. Edwin Schulze was 25, had been born in Texas to German-born

parents, and was a truck driver for a bakery. Gertrude Schulze was 18, had been born in Texas, and had no occupation listed. They had no children listed with them.

The 1910 U.S. Census shows Edwin Schulze as the 4-year old son of Herman and Magdalena Schulze of Serbin, Lee County, Texas. Herman and Magdalena Schulze were both German Wendish, and had immigrated to the United States in 1875; Herman was a farmer. The family included 6 children.

SCHULZE—Edward P. Schulze, 32, died at a local hospital Wednesday at 3 a. m. He is survived by his wife, Mrs. Gertrude Schulze; two children, Rena Lee and Norman Ed Schulze; two sisters, Mrs. Selma Schatte of Walberg, Texas, and Mrs. Hermina Schultz of Servin, Texas; three brothers, Alvin and Bill Schulze of Servin, and Herbert Schulze of Giddings. Funeral services will be held from the Cook Funeral home Thursday at 9 a. m., at the home of his brother, Herbert Schulze, in Giddings at 1 p. m., and at the Servin Concordia Lutheran church at Servin at 2 p. m., with the Rev. K. G. Manz officiating. Interment will be in Servin cemetery.

Obituary of Edwin P. Schulze
Austin Statesman, March 10, 1937

THE DEAD

SCHULZE—Funeral services for Edward P. Schulze were held from the Cook Funeral home at 9 a. m., Thursday, in Giddings at 1 p. m., and in Servin at 2 p. m., with the Rev. K. G. Manz officiating. Interment was in Servin cemetery. Pallbearers were Jack Davis, Edgar Willie, John Roos, Roland Swenson, P. J. Parker and Walter Paulissen.

Funeral story for Edwin P. Schulze
Austin Statesman, March 11, 1937

George F. and Eva Marie Martin (ca. 1940 – ca. 1943)

George F. and Eva Marie Martin appear as the renters of this house in the 1940 U.S. Census. George F. Martin was 33, had been born in Missouri, and was a directory representative for the telephone company. Eva Marie Martin was 26, had been born in Kansas, and had no occupation listed. They had 2 children: James B. Martin, 2, who had been born in Missouri; and Sharon Marie Martin, 9 months, who had been born in Kansas. The family had lived in Kansas City in 1935.

Frank B. and Alice W. Mosteller (ca. 1948 – ca. 2000)

Frank B. and Alice Mosteller appear in the 1940 U.S. Census as the renters of the house at 1909 S. Congress Avenue. Frank Mosteller was 24, had been born in Texas, and was a

salesman for a retail feed store. Alice Mosteller was 21, had been born in Texas, and had no occupation listed. She had lived in Coleman, Texas in 1935. They had no children listed with them. The 1930 U.S. Census shows Frank B. Mosteller as the 15-year old son of Charles L. and Rosa M. Mosteller, who owned their home at 102 [East] Johanna Street in Austin. Frank had no occupation listed. His father was the proprietor of a grocery store; his mother was the manager of the grocery store.

Frank Bledsoe Mosteller

Frank Bledsoe Mosteller, of Austin passed away Tuesday, January 4, 2000 at the age of 84 years.

He is survived by his wife, Alice Mosteller of Austin; daughters, Alice Nell Wright of Austin and Anita Jane Atwood of Marble Falls, Texas; son, Raymond Dee Mosteller and wife, Sandy, of Temple City, California; sister, Mabel Lane of Austin; and five grandchildren; and three greatgrandchildren.

He was preceded in death by six brothers and sisters.

Funeral services are at 2:00 p.m. Friday, January 7, 2000, at Congress Avenue Baptist Church with Pastor George Tuthill officiating. Interment will follow at Austin Memorial Park.

Arrangements by Harrell Funeral Home, 443-1366.

Obituary of Frank B. Mosteller
Austin American-Statesman, January 6, 2000



Alice Olivia Mosteller

Alice Olivia Mosteller, age 86, of Austin, Texas, passed away on Thursday, June 16, 2005.

Mrs. Mosteller was a member of Congress Avenue Baptist Church. She spent her adult life being a loving wife and mother, always the perfect example of a Godly woman.

She was preceded in death by her husband, Frank Mosteller and grandson, Aaron Atwood.

Survivors include her brother, Aubrey Wilkinson and wife Joyce; daughter, Alice Wright; son, Raymond Mosteller and wife Sandy; daughter Anita Pullen and husband Don; grandchildren, Terrence, Catherine, Nicole and Gina; great-grandchildren, Wyatt, Dylan and T.J., and many nieces and nephews.

The family will receive friends from 6:00 to 8:00 p.m., Saturday, June 18, 2005, at Harrell Funeral Home, Austin.

Funeral service will be held 2:00 p.m., Sunday, June 19, 2005, at Harrell Funeral Home. Burial will follow at Austin Memorial Park.

In lieu of flowers memorial contributions may be made to First Baptist Church, Marble Falls, Tex., or The American Cancer Society.

Arrangements with Harrell Funeral Home, 4435 Frontier Trail, Austin, TX (512) 443-1366.

Obituary of Alice Mosteller
Austin American-Statesman, June 18, 2005

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE Austin, Texas **INDEXED** No. A 2464

M. Jack Malone Address 1602 Alta Vista Ave

Plumber Durham Size of Tap 1/2 Date 6/3/29

Foreman's Report

Date of Connection 6/7/29

Size of Tap Made 3/4

Size Service Made 3/4

Size Main Tapped 2"

From Front Prop. Line to Curb Cock 13'

" " " " " 14'

Location of Meter at curb

Type of Box wood

Depth of Main in St. 18"

" " Service Line 16"

From Curb Cock to Tap on Main 11'

Checked by Engr. Dept. 7-3-29

Foreman's Signature B. Brown

16543

4pc

1-2' X 3-1/2' Trench

4568

Water service permit for this address (1929)

SANITARY SEWER SERVICE PERMIT No. 8597 H

Austin, Texas SW
II

Received of W. C. Durham Date 7-8-29

Address 1602 Alta Vista Ave.

Amount \$

Builder or Owner Fred Malone Plumber

Lot 5 Block 7 Subdivision Plat No. 131

Date of Connection 9-23-29

By City 40' 5" NLL in Alta Vista or

By Plumber 17' N/SL

Checked By Green

Size Main 6" Depth 5'

Main Assign. 30' from PL

Stub Depth Prop. Line 3 1/2'

Stub Location

Book No. B-5

Paving Cut No.

No. Fittings	Size	Price
26'	Pipe 4" tile	
	Pipe	
1	Wyes 6x4	
1	Bends 4"	
	Reducers	
	Plugs	
	Sand	
	Gravel	
	Remix	
	Stoppers	
	Castings	
	Other	
	Labor:	

Sewer service permit for this address (1929)

An uncovered wood deck was added to the house in 2010.

Hi Michael,

I just wanted to briefly follow up after the meeting last night. Thanks to your efforts to meet with neighbors and work with them to address their concerns, there's no one who is going to oppose the demolition (as far as I know). We really appreciate your willingness to address the drainage issues and to try to save the house by having it moved. I know that Steve Sadowsky will appreciate the latter too. As long as you continue to keep an open dialogue with the immediate neighbors and follow through with those plans, then I don't foresee any issues. Please feel free to contact me if you need anything.

Best,

Gretchen

Gretchen:

FYI, our neighbor meeting got moved to Thursday 7:30pm at John's house in case you'd like to attend.

Regarding the SRCC meeting on 6/1, I'll be there with Kari Blachly who is helping me navigate through all the permitting processes.

Thanks.

Michael C. Stouse, AIA

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STOUSEDDESIGN

architecture interiors

From: Gretchen Otto

Sent: Thursday, May 14, 2015 8:51 PM

To: Michael Stouse

Hi Michael,

Thanks for the helpful summary. This certainly falls in line with the typical concerns whenever one of the older houses in our neighborhood is being considered for demolition.

I think it makes sense for you to meet with John and the other close-by neighbors separately, and then also attend our June general meeting. I will put you on our agenda, which is sent out to all the members beforehand. Please let me know if anyone else will be accompanying you. You'll have an opportunity to make a brief 5-minute presentation to the membership about your plans, and then there will be a 5 min Q&A. It's possible that we may have a vote about whether we support preserving the house. I recommend that you bring building plans and information about the state of the existing building.

John, if your meeting is on Tuesday, I won't be able to attend, but I would love to know your thoughts afterward and I encourage you to also attend the SRCC meeting (along with other concerned neighbors). Please let me know if you need my help with anything.

Best,

Gretchen

Gretchen Otto

SRCC Vice President

On Thu, May 14, 2015 at 11:55 AM, Michael Stouse wrote:

Hi John & Gretchen. The meeting with Jean, Marc, David, Russell, Kent and Angela went fine last night. While the purpose was zoning, we all quickly realized that technically, I didn't really need to be there in regard to zoning since the house isn't zoned historic and since we're not seeking any zoning variances of any kind for the new project. Nevertheless, we did use the opportunity to discuss the design of the new build. Some concerns (from the point of view of the SRCC co chairs) were....

- What type of guarantee do we have that the owners will build this house and move into it, instead of just tearing down the existing house and flipping the lot? Or, tear the house down and build a spec home to sell?
- Could we see some sort of pictures/3d models comparing the height of the new building in relation to the other surrounding houses? (A statement was made that there are no two story houses on the whole street. There actually are: one on the same block, two more in the block to the south, and four or five in the block to the north.)
- Have you/owner done an assessment or inspection of the house in terms of structure, electrical, plumbing etc to prove up the poor state of existing conditions?
- It's a shame to throw what appears to be a perfectly good house in a landfill. We urge you to reconsider and revisit a remodel/addition to the existing structure.
- Would you/owner consider a different style? More wood sided bungalow and less "Mediterranean/Spanish Colonial?"
- Would you be willing to be present at the 6/1 SRCC meeting, and also at an informal neighbor meeting?

Whether or not these concerns align with your or your neighbors' concerns, we should probably set something up next week with whoever wants to attend. I plan on being at the 6/1 SRCC meeting, but I think it's important to hear the neighbors before then. John, do you want to organize that? Seems like you are in touch with a lot of the immediate neighbors. Gretchen, if you can make it, that would be

great. Becky was not able to attend due to lack of room in Jean's dining room, so perhaps she should be included as well.

Let me know what you two think. Thanks.

Michael C. Stouse, AIA

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